

I, Elsie H. Fitzgerald, formerly Elsie H. Hawk, of the City, Town and County of New Haven, State of Connecticut, wife of George L. Fitzgerald of said New Haven, for consideration paid (less than \$100), grant to Frank S. Bergin of said New Haven, with quitclaim covenants certain premises located in the Town of Mendon, Worcester County, Commonwealth of Massachusetts, being all the same premises described in deed of Gertrude L. Jones, unmarried, of Mendon, Massachusetts, and Agnes L. Derry, of Milwaukee, Wisconsin, to Elsie H. Hawk, dated July 27, 1926, recorded with Worcester District Deeds, book 2413, page 448, and bounded and described in said deed as follows, to wit:

"-- a certain parcel of land, including all buildings thereon, situate near Lake Nipmuck, or Mendon Pond, so-called, in Mendon in the County and Commonwealth aforesaid; being all the same premises conveyed by Ella G. Kinsley, Trustee, to me by deed dated September 19, 1905, to be recorded with Worcester District Deeds, and bounded and described therein as follows, to wit:- "Beginning at a heap of stones at the edge of said Lake Nipmuck, and at the Northwesterly corner of the granted premises; thence S. 34° 25' E. 101 feet to a heap of stones, and bounding westerly on land of George P. Sheldon; thence N. 38° 47' E. 70 feet to drill hole in a ledge bounding southerly on other land of the grantor; thence N. 7° W. 95 feet to a drill hole in a large stone at edge of said Lake Nipmuck, bounding westerly about 100 feet along edge of said Lake Nipmuck to the place of beginning. With the right to pass and repass from the highway to said granted premises over the same way as was granted to Dwight Russell by Elizabeth W. Taft. Reserving unto myself and my heirs and assigns the right to pass and repass over the above described premises to the said grantor's other land. This conveyance is also made subject to all existing rights of way over the premises hereby conveyed."

Also certain premises, being all the same premises described in deed of Harry L. Wilbur to Gertrude L. Jones and Agnes L. Derry, dated September 10, 1913, recorded with Worcester District Deeds, book 2038, page 308, and bounded and described in said deed as follows, to wit:-

"A certain piece of land, situated on the southerly shore of Lake Nipmuck, so-called, in said Mendon, being described as follows, to wit:- Beginning at a drill hole in the ledge at the southerly corner of the granted premises at other land of grantor and grantee; thence N. 4° E. 76 feet to a stone bound; thence N. 8° W. 33 feet to a stone bound; thence N. 34 feet to a drill hole in a stone on the shore of said Lake Nipmuck; the last three lines bounding on other land of the grantor; thence on the shore of said Lake Nipmuck 45 feet to a drill hole in a large rock on other land of grantee; thence on said grantee's other land to the point of beginning."

Conveying a part of parcel No. 2 described in deed from Ella G. Kinsley, Trustee, to me, dated September 6, 1912, recorded with Worcester District Deeds, book 2036, page 132.

Also the right to the said grantee, his heirs and assigns to pass and repass from the highway to said premises over the same way as was granted to Dwight Russell by the late Elizabeth W. Taft.

Premises are free from incumbrances except the right of way reserved by the said Ella G. Kinsley, Trustee, in her deed to me dated September 6, 1912, and recorded as aforesaid."

I, George L. Fitzgerald, husband of said grantor, release to said grantee all rights of tenancy by the curtesy and other interests therein.

WITNESS our hands and seals this 2nd day of June, 1961.

Ralph H. Clark
Julia A. Joyce

Elsie H. Fitzgerald (L.S.)
George L. Fitzgerald (L.S.)

STATE OF CONNECTICUT)
COUNTY OF NEW HAVEN)

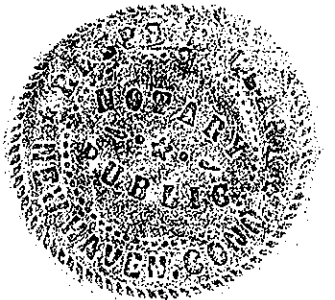
ss New Haven, June 2, 1961.

Personally appeared the above named Elsie H. Fitzgerald and George L. Fitzgerald and acknowledged the foregoing instrument to be their free act and deed, before me.

Ralph H. Clark,

Ralph H. Clark
Notary Public

My commission expires April 1, 1964



Recorded June 16, 1961 at 8h. 30m. A. M.

■ END OF INSTRUMENT ■

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N9066836

The Commonwealth of Massachusetts

DEPARTMENT OF CORPORATIONS AND TAXATION

INHERITANCE TAX BUREAU

Dec'd 1959

INHERITANCE TAX REAL ESTATE CERTIFICATE

6-12-61

In the estate of Anna F. Hayes
late of North Brookfield deceased. This is to certify
that an inheritance tax in full has been paid in the amount of \$.....;
that no inheritance tax is due on the real estate herein described, or any interest therein, that passed or
accrued to Walter N. Hayes as surviving joint owner; vesting in posses-
~~sion and enjoyment after death; by conveyance within two years prior to date of death of grantor.~~

(Description)